

# PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires 4/30/2011

1.0	<b>PHA Information</b> PHA Name: <b>Blue Earth County Economic Development Authority</b> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <b>01-01-2015</b> PHA Code: <b>MN167</b>					
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>75</b> Number of HCV units: <b>72</b>					
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>The Blue Earth County EDA's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The EDA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</b>					
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <ol style="list-style-type: none"> <li>1. Provide safe, decent, and affordable housing to low-income and very low-income people.             <ol style="list-style-type: none"> <li>a. Continued successful administration of the Housing Choice Voucher (HCV) and Public Housing Programs.</li> <li>b. Maintain a "High Performance" rating in the Housing Choice Voucher and the Public Housing Programs.</li> <li>c. Continue to improve the public housing units with the administration of the Capital Fund Program.</li> <li>d. Position the public housing units for the future, possibly employing the RAD program.</li> <li>e. Explore re-positioning some public housing units away from the City of Mapleton and closer to employment, educational, and medical services.</li> </ol> </li> <li>2. Expand Affordable Housing Opportunities             <ol style="list-style-type: none"> <li>a. Apply for any available funding opportunity to expand housing resources.</li> <li>b. Provide project based vouchers to affordable housing projects selected by MN Housing to be developed in Blue Earth County.</li> </ol> </li> <li>3. Address the needs of the homeless in Blue Earth County             <ol style="list-style-type: none"> <li>a. Continued successful administration of the Bridges Program.</li> <li>b. Increase the units of Bridges funding if available.</li> </ol> </li> <li>4. Help move citizens to economic self-sufficiency             <ol style="list-style-type: none"> <li>a. Continued successful administration of homeownership educational programs: Home Stretch and the HCV Homeownership Program.</li> <li>b. Continue to obtain and provide gap financing when available.</li> <li>c. Continue to administer the Family Self-Sufficiency Program.</li> </ol> </li> </ol> <p>Please see #10.0 for a report on progress made in meeting the goals and objectives described in the previous 5-year plan.</p>					
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>None.</b> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>The PHA 5-Year and Annual PHA Plan are available at the City of Mankato offices located at 10 Civic Center Plaza, Mankato MN, as well as at the Blue Earth County Administrative offices located at 204 S. Fifth St., Mankato, MN. The Plans may also be obtained from the City of Mankato website at <a href="http://www.ci.mankato.mn.us">www.ci.mankato.mn.us</a> as well as the Blue Earth County website at <a href="http://www.co.blue-earth.mn.us">www.co.blue-earth.mn.us</a>.</b>					

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> The Blue Earth County EDA will explore the use of the Rental Assistance Demonstration (RAD) program to re-position the public housing units for the future. This may entail moving some housing stock closer to employment opportunities, educational and medical services.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Currently, market rate rental units located in the City of Mankato are in short supply; affordable units are not available and are in great demand by low-income people. Although there are housing units available in the more rural areas in the county, low-income people report that they do not have the transportation needed to get to work or school from these locations. Housing Choice Vouchers are slow to turn over; this waiting list is closed. Public housing units are also slow to turn over and the waiting lists are growing for all bedroom sizes. Area homeless shelters are full and shelters report turning people away at a greater rate than in the past. The waiting list for the Bridges program is growing; the program is leased to capacity. Other project based affordable units in the county report having waiting lists and no vacancies and slower turn-over than in other years.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The Blue Earth County EDA will continue to provide the HCV and Public Housing Programs, as well as the Bridges Program. The EDA will apply for any opportunity that arises to increase the amount of affordable housing in the County. The EDA will continue to ready clients for homeownership, moving them from scarce assisted rentals to self-sufficiency.</p>

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. In the previous five years, the EDA has achieved the following goals:</p> <ol style="list-style-type: none"> <li><b>Expand the supply of assisted housing:</b> The EDA expanded the supply of assisted housing by securing three additional Bridges vouchers to address the needs of the disabled. Also, public housing vacancies and turn around days were reduced. Breckenridge Townhomes were constructed and are fully occupied. Breckenridge provides nine public housing units, four of which are reserved for long-term homeless families. The development also provides an additional nine affordable units; of the 18 units two are accessible.</li> <li><b>Improve the quality of assisted housing:</b> The quality of the public housing stock is improved with new inspection protocols that have decreased the number of work orders, improved management, and have greatly improved REAC inspection scores. Continued successful administration of the Capital Fund Program has provided the funding needed to rehab our older public housing stock; this effort continues.</li> <li><b>Increase assisted housing choices:</b> The HCV Program has been marketed to rental property owners annually during the Landlord Training provided by the City of Mankato. The provision of homebuyer educational programs has helped to move assisted renters into home ownership, thus freeing assisted housing stock.</li> <li><b>Improve community quality of life and economic vitality:</b> The continued rehab of our public housing units improves the living environment for our public housing tenants. Those enrolled in the Family-Self-Sufficiency Program are encouraged to earn higher wages to achieve the goal of home ownership, additional education, or perhaps the origination of a small business, thus improving their quality of life.</li> <li><b>Promote self-sufficiency and asset development of families and individuals:</b> The Blue Earth County EDA continues to administer a successful Family Self-Sufficiency program as well as a successful Housing Choice Voucher Homeownership Program. Currently, 30 families in the County are using vouchers to purchase their homes, thus expanding their personal assets. The Family Self-Sufficiency Program is currently depositing \$2,260 monthly into participants escrow accounts and has an overall escrow balance of \$28,484.</li> <li><b>Ensure Equal Opportunity in Housing for all Americans:</b> The EDA partners with the local Legal Aid office to provide Fair Housing Education to area property owners. The EDA has provided homeownership education in Spanish, Arabic, Somali, and American Sign Language. The EDA provides language translators when needed and follows the Limited English Proficiency Plan to ensure language barriers do not limit housing access.</li> <li><b>Pursue expanding the HCV program:</b> If and when available, the EDA will apply for additional vouchers to help meet the need for affordable housing in our community. The EDA has taken efforts to control costs to ensure the maximum number of vouchers is leased. These efforts include a change in occupancy standards as well as the reduction in the payment standard.</li> </ol> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification":  <b>The Blue Earth County EDA defines a "significant amendment" as an additional activity that was not included in the 5Year Plan, and a "substantial deviation/modification" as a change in policy/activity direction that would require Board Approval.</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> <li>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>Challenged Elements</li> <li>Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ol>

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

## Part I: Summary

PHA Name/Number Blue Earth County EDA/MN167		Locality (City/County & State) Mankato, MN in Blue Earth County			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: 3
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY2019
B.	MN167000001 Physical Improvements Subtotal		70,000	70,000	70,000	70,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other – Fees and Costs					
G.	Operations		7,850	7,850	7,850	7,850
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	112,000	112,000	112,000	112,000	112,000

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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 8/31/2013

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MN46P16750115 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2015</b> <b>FFY of Grant Approval: 2015</b>	
<b>PHA Name: Blue Earth County EDA</b>					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1 )					
<b>Type of Grant</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup> Expended</b>
<b>Line</b>					
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	7,850			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000			
10	1460 Dwelling Structures	63,163			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$112,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>4</sup> PHE finds shall be included here.

## Capital Fund Financing Program

Expires 8/31/2013

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2 T-10-106400-10

<sup>2</sup> To be completed for the Performance and Evaluation Report



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<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 8/31/2013

<b>Part I: Summary</b>		<b>FFY of Grant: 2014</b> <b>FFY of Grant Approval: 2014</b>	
<b>PHA Name: Blue Earth County EDA</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MN46P16750114 Replacement Housing Factor Grant No: Date of CFFP:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2014			
<b>Type of Grant</b>		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
1	Total non-CFF Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	7,850	
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	1,000	10,199
8	1440 Site Acquisition		
9	1450 Site Improvement	40,000	
10	1460 Dwelling Structures	63,163	6,310
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$112,013	\$16,509
21	Amount of line 20 Related to LBP Activities		\$3,365.67
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b> <i>Robert W. Meyer</i>		<b>Signature of Public Housing Director</b>	<b>Date</b> 7/21/14

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.